



Melrose Avenue, Surrey, CR4 2EG

Asking Price £599,950

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- Three Double Bedrooms
- Well fitted kitchen with breakfast bar
- Off Street Parking
- Gas central heating
- Nearby Amenities
- Two reception rooms
- Modern bathroom suite
- Rear garden
- Double Glazing
- Close to transport

Step into this delightful three-bedroom home in Mitcham, where comfort meets style. This property is perfect for families or professionals seeking a blend of spacious living and modern convenience. From the moment you walk through the door, you'll be greeted by two generously sized rooms, each designed to offer a cosy retreat at the end of the day. These two expansive reception rooms are filled with natural light, creating inviting spaces for relaxation, entertaining, or family gatherings. A recently fitted kitchen featuring sleek finishes and thoughtful design, perfect for both everyday meals and culinary creations.

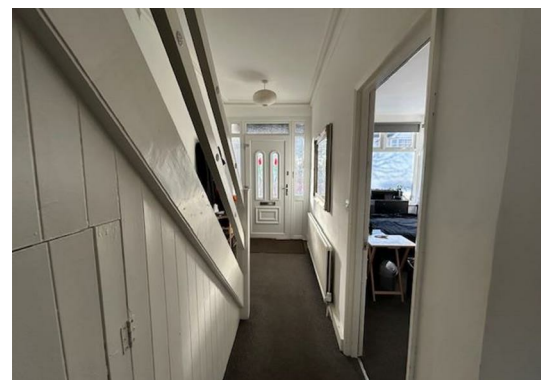
The family bathroom has been tastefully modernized with contemporary fixtures, ensuring a relaxing and functional space. Outside, the private rear garden is a hidden gem—a haven for green-fingered enthusiasts with its lush greenery, complemented by a practical low-maintenance concrete area ideal for outdoor dining or play.

This home is filled with additional features, including double-glazed windows for enhanced insulation. A warm and homely feel. The off-street parking is a rare bonus, with a driveway spacious enough for two cars, adding even more convenience.

Nestled in a highly sought-after location, offering transport links. You'll also find local buses, shops, and a variety of amenities within walking distance, making everyday life effortlessly convenient.

Don't miss the chance to make this charming property your forever home—contact us today to arrange a viewing and experience its unique appeal for yourself!

Council Tax Band: D



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		87	(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

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